

**MINUTES
LAKE COUNTY
MT. PLYMOUTH-SORRENTO
PLANNING ADVISORY COMMITTEE**

July 12, 2006

The Mt. Plymouth-Sorrento Planning Advisory Committee met on Wednesday, July 12th, 2006 at 3:30 p.m. at the Sorrento Christian Center, 32441 CR 437N, Sorrento, Florida. The Mt. Plymouth-Sorrento Planning Advisory Committee is an advisory committee for continued planning efforts within the Mt. Plymouth-Sorrento area as defined in Ordinance 2004-67.

Members Present:

G. Curtis Duffield, President
Betty Ann Christian, Secretary

Tim Bailey
Jeanne Etter
Scott Taylor
Jeff Richardson

Minnie Bollar
Dr. Ronald Homan
Judy Weis
Clark Morris

Members Absent:

Priscilla Bernardo-Drugge, Vice-President

Staff Present:

Terrie Diesbourg, Director, Lake County Customer Services Division
Joan Greaney, Public Hearing Coordinator, Lake County Comprehensive Planning
Quinette Durkin, Property Manager, Lake County Attorneys Office
Anita Greiner, Senior Planner, Lake County Customer Services Division
Rick Hartenstein, Senior Planner, Lake County Planning & Development
Dottie Keedy, Director of Lake County Economic Growth & Redevelopment

Guests:

Commissioner Catherine Hanson, Lake County Board of County Commissioners
Laura Knutson, Program Coordinator, Central Florida Sustainable Communities Initiative
Keith Schue, Local Planning Agency member

G. Curtis Duffield, President, called the meeting to order at 3:40 p.m. and noted that a Quorum was present. He confirmed that Proof of Publication was on file in the Planning and Development Services Division and that the meeting had been noticed pursuant to the Sunshine Statute.

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Introduction of new Mt. Plymouth-Sorrento Planning Advisory Committee members:

Jeff Richardson, Project Manager-Land Planning Services, lives in Rolling Oak Estates on S.R. 437

Clark Morris, a Simulation Engineer, for Northrop Grumman Information Technology in the UCF area; he has lived in the area for more than three years.

New staff member:

Dottie Keedy, Director of Economic Growth & Redevelopment.

MOTION by Betty Ann Christian, SECONDED by Scott Taylor to approve the minutes of the Mt. Plymouth-Sorrento meeting on May 10th, 2006. Minutes were approved and signed.

FOR: Duffield, Bailey, Bollar, Christian, Etter, Holman, Taylor, Weiss, Richardson, Morris

ABSENT: Bernardo-Drugge, Vice-President

AGAINST: None

MOTION PASSED: 10-0

New Business:

Ms. Jeanne Etter expressed the following concerns:

- Does not agree that the MPSPAC endorsed and approved mixed-use development
- Wants an overview of what mixed-use is and what it allows
- Concerned that possible conflict exists between the County's definition and the MPSPAC policies as to Mixed-use
- Questioned if mixed-use becomes a land use, would it null and void MPSPAC policies?

Ms. Terrie Diesbourg stated that these issues need to be addressed at next month's meeting when appropriate County staff would be present. (August 9th meeting).

Ms. Anita Greiner relayed that the mixed-use category (not an overlay) in the Comprehensive Plan holds more weight, and would maintain the integrity of the district.

Mr. Tim Bailey suggested these issues be reviewed at the August 9th, 2006 Mt. Plymouth-Sorrento meeting; all agreed. A staff presentation and clarification on mixed-use and the effects on the Mt. Plymouth-Sorrento (MPS) planning area will be arranged for the August meeting.

LPA recommendations as they relate to MPSPAC:

- Mr. Taylor asked how MPSPAC policy would fit into the Comprehensive Plan
- Ms. Greiner noted that MPSPAC policies went to the Local Planning Agency (LPA) and the LPA approved them as submitted, and will be recommending the policies to the BCC
- Mr. Keith Schue noted the issues to consider:
 - looking at the comprehensive plan as a whole
 - specific policies as they relate to Wekiva
 - final Wekiva transmittal package to BCC on August 17th
 - the MPSPAC area policies would be put into the entire Comprehensive Plan.

MPS Master Plan List of Priorities (8):

1. **Town/Civic Center** as it relates to the Comprehensive Plan has been addressed and policy set - will be addressed further in the LDR's.
2. **JPA/Employment Center** - Ms. Dottie Keedy will discuss this priority at a future meeting.
3. **Transportation and Infrastructure** will be discussed at the MPSPAC September 13th meeting.
4. **Recreation, Parks, Trails and Open Space** – Trails & Transportation will be discussed at the MPSPAC September 13th meeting.

Commissioner Hanson suggested that Bobby Bonilla, Director of Parks & Trails make a presentation on parks & recreation at the August 9th MPSPAC meeting.

5. **Schools** will be discussed after the first of the year.
6. **Residential/Transitional Areas and Density** - were addressed in MPSPAC Policies.
7. **Funding** will be discussed in October 2006.
8. **Character and Historic Buildings** will be discussed at the November meeting.

Old Business:

Anchor Tenants – Ms. Greiner will contact two or three more stores and hopes to have responses to general questions by the August meeting.

The MPSPAC Charette is planned for Saturday, September 30th, 2006.

Ms. Betty Ann Christian addressed concerns about the ending terms of board members:
Ms. Greiner has received applications and has forwarded them to the BCC.

Dr. Ronald Holman requested that the table arrangement at future meetings be more conducive so members will be able to see each other as they speak.

Public Comments:

Susan Brooks read her letter of July 12th to the MPSPAC on mixed-use in the MPS area. Ms. Brooks had concerns about policy densities being included on the FLU map and matching the MPSPAC policies. She requested a letter from MPSPAC to the Board of County Commissioners.

Mr. Hartenstein assured Ms. Brooks that MPSPAC proposed policies were taken into consideration with re-zoning recommendations in the MPS area.

Mr. Jeff Richardson stated that the FLU map will reflect what the policies state.

Ms. Etter wanted assurance that MPSPAC policies would be in the land use element of the Comprehensive Plan.

Kathie Beselica noted that the LPA labored over the creation of the Future Land Use map and policies. She agreed that the letter should be written to the BCC.

MOTION by Scott Taylor, SECONDED by Dr. Ronald Holman to have the Chairman write a letter to the Board of County Commissioners asking them to review the MPSPAC's unadopted policies and consider them in current and future decisions regarding land uses in the Mt. Plymouth-Sorrento area.

FOR: Duffield, Bailey, Bollar, Christian, Etter, Holman, Taylor, Weiss, Richardson, Morris

ABSENT: Bernardo-Drugge, Vice-President

AGAINST: None

MOTION PASSED: 10-0

Public Comments continued:

Tony Griggs voiced concerns on any changes to the FLU map and the overlays.

Ms. Greiner stated the FLU maps have to match what is written in the policies.

Mr. Schue clarified that there were three separate ideas to consider:

1. Text of the policies
2. The overlay map that is coupled with that specific text for the MPS area; and
3. The FLU map of the County.

Mr. Schue stated that they should all be in agreement with each other alternately; adding that by the time the Comprehensive Plan is done these three things will agree with each other.

Mr. Schue stated that the overlay map already agreed with the MPSPAC policies, adding that this is why the map accompanies the policies. The current FLU map has a density of 5.5 dwelling units per acre for the MPS urban compact mode area. As the FLU map is amended and made a part of the Comprehensive Plan update, Mr. Schue stated that they need to adjust what appears on that map so it would remain consistent with the policies that were written and what the overlay map shows. Mr. Schue offered his opinion that this should be done so there are no problems in the future.

Ms. Diesbourg advised that we should wait until the appropriate County staff is available for discussion and explanation on this subject.

Mr. Duffield stated that there will be discussion of the overlays, the Comprehensive Plan, and the FLU map at the August meeting.

MOTION by Dr. Ronald Holman, SECONDED by Betty Ann Christian to adjourn Mt. Plymouth-Sorrento Planning Advisory Committee meeting at 5:30 pm.

FOR: Duffield, Bailey, Bollar, Christian, Etter, Holman, Taylor, Weiss, Richardson, Morris

ABSENT: Bernardo-Drugge, Vice-President

AGAINST: None

MOTION PASSED: 10-0

The Chair adjourned the meeting at 5:30 p.m.

Joan M. Greaney
Public Hearing Coordinator

Betty Ann Christian
Secretary